

Minutes of
City of Creedmoor
BOARD OF COMMISSIONERS
Work Session
January 10, 2011
5:30 p.m.

PRESENT

Mayor Darryl D. Moss, Mayor Pro-Tem Herman Wilkerson, Commissioner Jimmy Minor, Commissioner Otha Piper, Jr, Commissioner John Stallings, and Commissioner Ralph Seagroves. Also present were Mr. Tom Mercer, City Manager, Ren Wiles, Finance Officer/City Clerk, Korena Weichel, Deputy City Clerk, and Attorney Tom Currin.

INVOCATION and PLEDGE OF ALLEGIANCE

Mayor Moss called the meeting to order and offered the invocation. Commissioner Seagroves led the Pledge of Allegiance.

ADOPTION OF AGENDA

The Rural Business Enterprise Grant (RBEG) Application item to be moved to the January 25, 2011 Regular Meeting agenda and be replaced on tonight's agenda with "Resolution Authorizing Action Pursuant to NCGS 40A-41". Moved by Commissioner Stallings to adopt the meeting agenda as revised; Seconded by Commissioner Piper. The motion received a unanimous vote.

EMPLOYEE SERVICE YEAR RECOGNITION

Mayor Moss presented five-year service awards to two employees in attendance, Sergeant Robert Varn & Steve Colenda, City Building Inspector. Derek Epps (10 years), Phillip Howell (10 years), & Ronald Clayton (20 years) were unable to attend the meeting and will be given their service year awards separately.

FY10 AUDIT PRESENTATION

Carleen Evans, representing Winston, Williams, Creech, Evans, & Co, presented the FY10 audit report to the Board. She announced that Creedmoor had received an unqualified opinion on their June 30, 2010 financial statements and explained this meant that it was a clean audit was the best opinion that can be received. In addition, Creedmoor had received a Certificate of Excellence in Financial Reporting for the June 30, 2009 report and has submitted the June 30, 2010 report to the GFOA. A summary of 2010 audit results is captured below:

1. Total Net Assets	\$10,069,246
2. Revenues	5,963,935
3. Expenditures	5,293,048
4. Change in Net Assets	670,887
5. Fund Balance	
a. Governmental	6,334,357
b. Proprietary	2,564,362
6. Tax Collection Rate	96.92%

Mayor Moss asked Ms. Evans to clarify the Fund Balance as a percentage of expenditures for 2010. She stated that it was 70.25% for 2010 and reminded the Board that it was 58% in 2009.

2011-R-01 "RESOLUTION AUTHORIZING ACTION PURSUANT TO NCGS 40A-41"

Attorney Currin reported on the properties that will be affected by the upcoming Water/Sewer Infrastructure Project for which his office has not been able to acquire easement rights. Over 50 tracts have been acquired voluntarily but the remaining properties will be subject to the Board proceeding with eminent domain rights.

He reviewed the list of 17 tracts and advised the Board that he did not anticipate filing on several that were included in the listing but nevertheless required authorization to proceed in the event agreements were not finalized in time. When queried as to how their offices arrived at the offer amounts, Attorney Currin reviewed the qualifications of the NC-certified real property appraiser, Edward Averette of Orange Appraisers, whose services were engaged. The minimum amounts for the easements were first established by the Board and anything above the minimum were taken to Mr. Averette to assess. He performed site visits to each property and compiled comps for recent sales in Southern Granville County.

Moved by Commissioner Minor to approve Resolution 2011-R-01 "Resolution Authorizing Action Pursuant to NCGS 40A-41"; Seconded by Commissioner Wilkerson. The motion received a unanimous vote.

PADDINGTON UPDATE

Rick Flowe, Planning & Zoning Administrator, reported that he has in his possession a copy of the recombination plat for properties being deeded from Timberstone to HOA for the playground. The next step is a site plan and construction of the playground.

ALAMO, 4-WAY QUICK STOP, BURNED BUILDING ON HWY-56 UPDATES

Administrator Flowe noted that property owners of the Alamo building have received the City's complaint and have appealed it. He anticipates the repairs and renovations will proceed. The City's Board of Adjustment will hear the appeal on February 7, 2011.

Administrator Flowe continued to report that the owner of the 4-Way Quick Stop had contacted Code Enforcement Officer Ganus in regard to an extension; one extra week was granted and the follow-up inspection has been rescheduled to January 18, 2011 at 2:00 pm.

Progress on pursuing the burned building on Hwy-56 has been difficult due to the fact that two owners are involved. One of the owners has refused to cooperate or communicate with City. Administrator Flowe believes the owner that is cooperating will more than likely rectify the problem on their own and subsequently recoup the costs from the second owner themselves.

Mayor Moss commented that there are currently two Board of Adjustment vacancies, ETJ and the ETJ alternate and that the County Board is currently looking into the appointments.

CITY MANAGER'S COMMENTS

- *Additional Recycling Roll-Carts*

Manager Mercer stated that staff have received inquiries as to costs for acquiring an additional roll-cart. He proposed a \$3.00 per month charge be added to the Fee & Rate Schedule for this request to cover Waste Industries charges and administrative costs.

Moved by Commissioner Stallings to adopt the three dollar-per-month rate for an additional recycling roll-cart; seconded by Commissioner Minor. The motion received a unanimous vote.

- *Official City Map*

Administrator Flowe reported that the last official City map was approved in May 1992. During the process of identifying the official City boundaries, staff discovered some conflict between the mapping and records received from various sources; the completed official map tonight was presented to the Board with all properties that were reconciled.

Moved by Commissioner Piper to approve the Official City Map; seconded by Commissioner Minor. The motion received a unanimous vote.

Administrator Flowe reviewed the updating process stating that the Mayor & City Clerk would sign and execute the official map, then copies would be printed for distribution and for framing in city offices.

Mayor Moss announced that he was signing 2011-P-01 "Proclamation of City State of Emergency" due to the impending inclement weather.

COMMITTEE REPORTS

1. Finance, Administration, & Intergovernmental

Commissioner Piper issued his congratulations to the Finance Department and staff for a good audit report.

2. Energy, Environment, & Natural Resource

Commissioner Minor stated that he did not have a committee report but wished to express his commendation to the City Manager and Finance Department for the good audit report. He reflected on how far the City had come in the past three years.

3. Public Safety

Commissioner Seagroves expressed his thanks to the Police for their assistance and to the Public Works Department for a great job at snow removal.

4. Transportation Infrastructure

Mayor Pro-Tem Wilkerson presented a partial list of potholes to be looked at within the City and also offered commendation to the City's Public Works Department.

5. Community & Economic Development

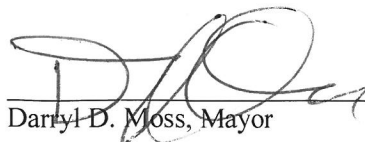
Commissioner Stallings presented an article related to senior citizens receiving home-weatherizing assistance in Wake County and inquired as to whether the City had anything similar. Manager Mercer said that he was not aware of any such programs but would look at the information.

MAYOR'S COMMENTS

Mayor Moss thanked everyone for their participation in the Board Retreat this past Saturday and expressed his anxiousness to get working on the priorities as identified.

ADJOURNMENT

There being no further business before the Board, Commissioner Wilkerson moved to adjourn the meeting at approximately 6:25 p.m.; seconded by Commissioner Piper. The motion received a unanimous vote.

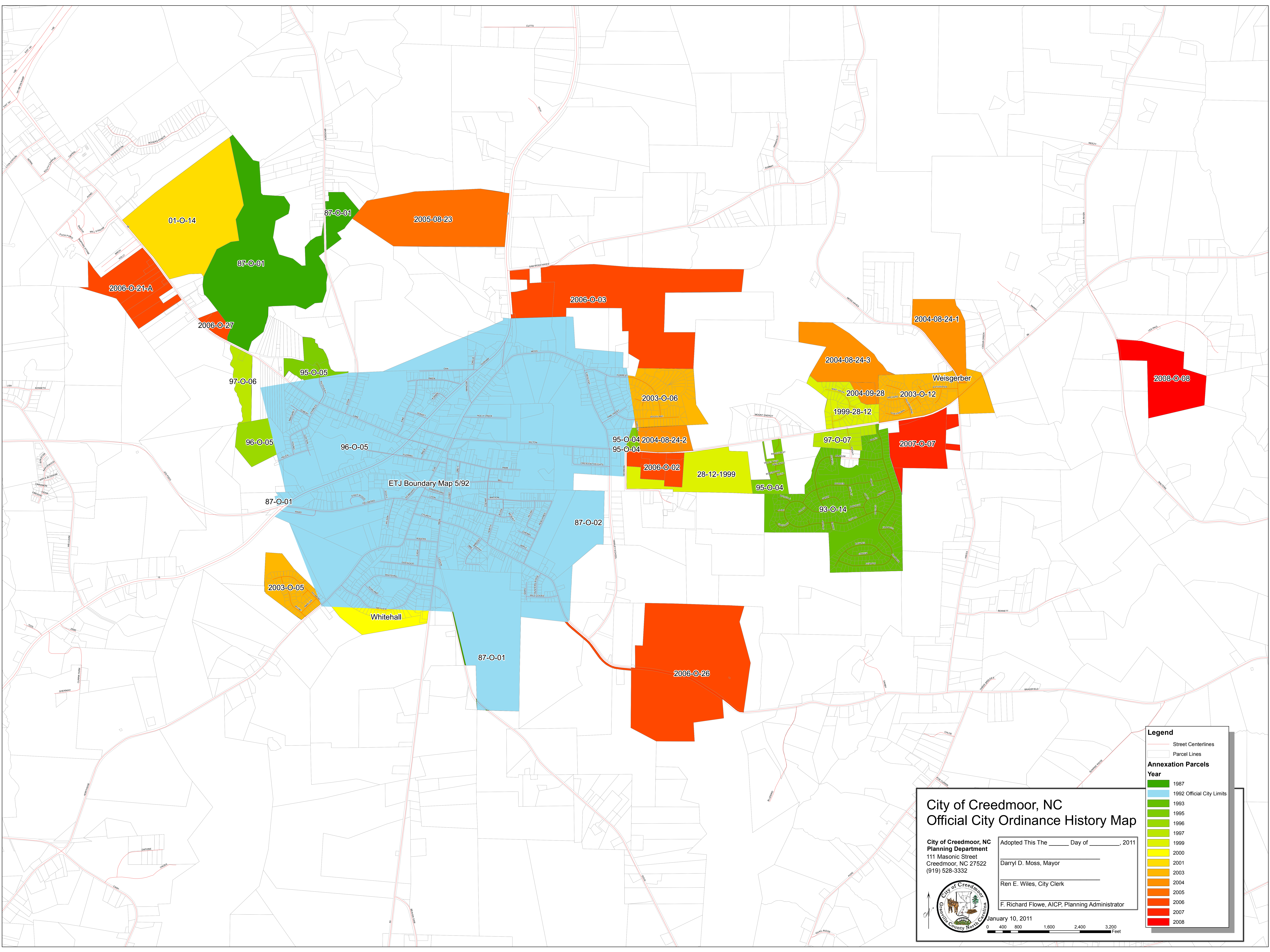


Darryl D. Moss, Mayor

ATTEST:



Korena L. Weichel, Deputy City Clerk



City of Creedmoor, NC
Official City Ordinance History Map

City of Creedmoor, NC
 Planning Department
 111 Masonic Street
 Creedmoor, NC 27522
 (919) 528-3332


Adopted This The _____ Day of _____, 2011

Darryl D. Moss, Mayor

 Ren E. Wiles, City Clerk

 F. Richard Flowe, AICP, Planning Administrator

January 10, 2011



0 400 800 1600 2400 3200 Feet

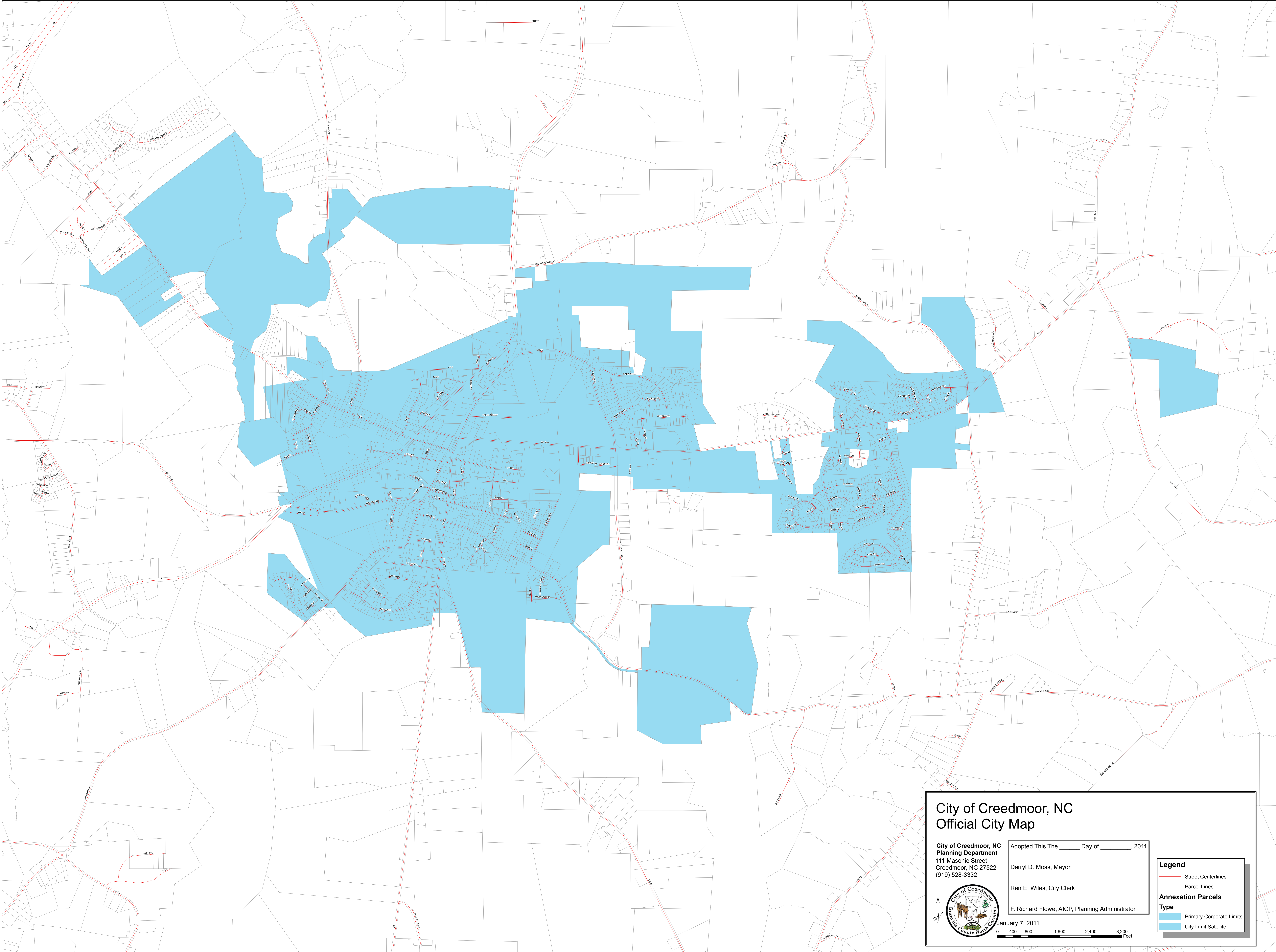
Legend

- Street Centerlines
- Parcel Lines

Annexation Parcels

Year

- 1987
- 1992 Official City Limits
- 1993
- 1995
- 1996
- 1997
- 1999
- 2000
- 2001
- 2003
- 2004
- 2005
- 2006
- 2007
- 2008



City of Creedmoor, NC
Official City Map

City of Creedmoor, NC
Planning Department
 111 Masonic Street
 Creedmoor, NC 27522
 (919) 528-3332

Adopted This The _____ Day of _____, 2011

Darryl D. Moss, Mayor

Ren E. Wiles, City Clerk

F. Richard Flowe, AICP, Planning Administrator

January 7, 2011

0 400 800 1600 2400 3200 Feet

Legend

- Street Centerlines
- Parcel Lines

Annexation Parcels

Type

- Primary Corporate Limits
- City Limit Satellite